

GLENNWOOD SUBDIVISION
LOTS 1 & 2
A PART OF THE SOUTHWEST QUARTER
SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 WEST
OF THE FIFTH PRINCIPAL MERIDIAN
CITY OF BRANSON
TANEY COUNTY, MISSOURI
SHEET 1 OF 2

BASIS OF BEARING:
GPS OBSERVATION
PLAT REFERENCE:
BOOK 10 PAGE 50 MURPHY ADDITION BLOCK 6
BOOK H PAGE 337 MURPHY ADDITION LOT 34A
BOOK J PAGE 792 MURPHY ADDITION LOTS 35B-36B

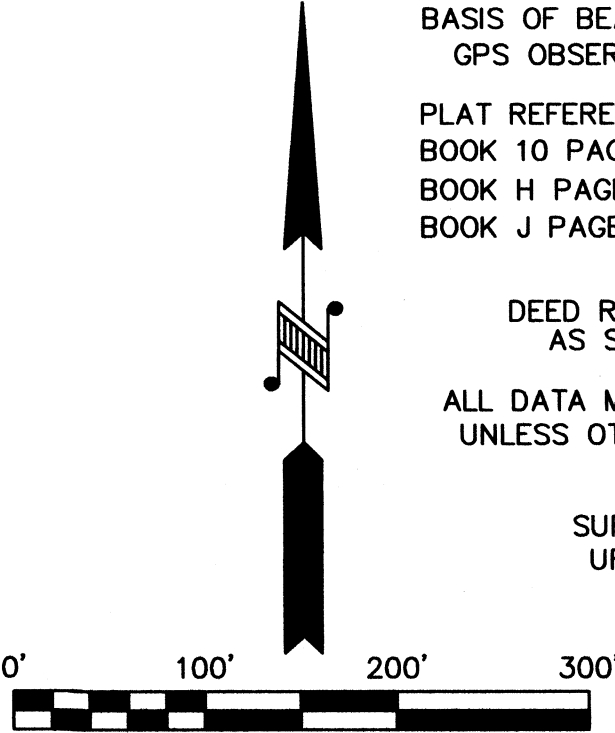
DEED REFERENCE:
AS SHOWN
ALL DATA MEASURED
UNLESS OTHERWISE NOTED

SURVEY TYPE
URBAN

FILED
TIME 10:50 am
JUN 30 2015
Robert A. Dixon
Recorder of Deeds
TANEY COUNTY

DOCUMENT 205200049
SLIDE K PAGE 495

SURVEY DESCRIPTION:
A PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 21 WEST, CITY OF BRANSON, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31; THENCE SOUTH 88 DEGREES 37 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER 684.56 FEET TO THE NORTHWEST CORNER OF BLOCK "6" MURPHY ADDITION A SUBDIVISION PER THE RECORDED PLAT THEREOF; THENCE SOUTH 01 DEGREES 30 MINUTES 04 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION 634.78 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID SUBDIVISION 278.09 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 17 SECONDS WEST DEPARTING SAID LINE 320.87 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 43 SECONDS EAST 125.00 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 18 SECONDS WEST 350.22 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 40 MINUTES 12 SECONDS EAST ALONG SAID WEST LINE 797.83 FEET; TO THE POINT OF BEGINNING CONTAINING 13.2 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.



LEGEND

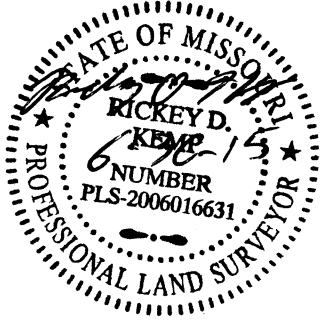
- EXISTING IRON PIN
- SET 1/2" X 18" PIN WITH CAP
- ⊗ COMPUTED POSITION (NOT SET OR LOCATED)
- Ⓢ SANITARY SEWER
- Ⓜ PUBLIC WATER

LINE DATA

LINE	BEARING	DISTANCE
L1	S 49°29'57" W	22.19'
L2	S 71°47'37" W	87.40'
L3	S 75°42'15" W	63.99'
L4	S 38°22'30" W	24.05'
L5	S 59°33'53" W	66.24'
L6	N 01°38'23" E	46.80'
L7	N 71°47'37" E	84.63'
L8	N 49°29'57" E	17.83'

TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, I HAVE SURVEYED THE DESCRIBED PROPERTY AND SUBDIVIDED IT AS SHOWN ON THE PLAT IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

RICKEY D. KEMP PLS-2006016631



P.O.B.
NORTHWEST CORNER
SOUTHWEST QUARTER
SOUTHWEST QUARTER
SECTION 31
TOWNSHIP 23 NORTH
RANGE 21 WEST

DEED BOOK 2013
PAGE 766

RECORDING FEE \$65.00
STATE USER FEE \$4.00
TOTAL \$69.00

LOT 2
8.7± ACRES
COMMERCIAL

LOT 1A
3.5± ACRES

LOT 1
1.0± ACRE

TRACT 8
DEED BOOK 2009
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CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	03°29'59"	199.18'	12.17'	12.16'	S 49°56'01" E

SURVEY DESCRIPTION:

INGRESS/EGRESS EASEMENT -A-

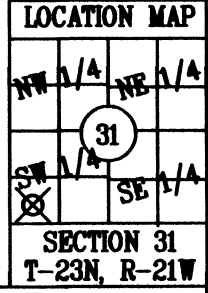
BEING A PART OF LOT 36B, "MINOR SUBDIVISION REPLAT OF LOTS 35A & 36A, BLOCK "6", MURPHY ADDITION TO THE CITY OF BRANSON." A SUBDIVISION PER THE RECORDED PLAT THEREOF; CITY OF BRANSON, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 36B; THENCE NORTH 75 DEGREES 42 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE THEREOF 133.49 FEET; THENCE NORTH 71 DEGREES 47 MINUTES 37 SECONDS EAST 84.63 FEET; THENCE NORTH 49 DEGREES 29 MINUTES 57 SECONDS EAST 17.83 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF DR. GOOD DRIVE; THENCE ALONG A 199.18 FOOT RADIUS CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY 12.17 FEET, SAID CURVE HAVING A CHORD BEARING OF SOUTH 49 DEGREES 56 MINUTES 01 SECONDS EAST AND A CHORD DIMENSION OF 12.16 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 57 SECONDS WEST DEPARTING SAID RIGHT-OF-WAY 22.19 FEET; THENCE SOUTH 71 DEGREES 47 MINUTES 37 SECONDS WEST 87.40 FEET; THENCE SOUTH 75 DEGREES 42 MINUTES 15 SECONDS WEST 63.99 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 30 SECONDS WEST 24.05 FEET; THENCE SOUTH 59 DEGREES 33 MINUTES 53 SECONDS WEST 66.24 FEET TO THE WEST LINE OF SAID LOT 36B; THENCE NORTH 01 DEGREES 38 MINUTES 23 SECONDS EAST ALONG SAID WEST LINE 46.80 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1 ACRES MORE OR LESS. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

NOTES:

- (1) OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, HAS BEEN PROVIDED BY OTHERS. NO GUARANTEE IS GIVEN AS TO THE ACCURACY OF THIS INFORMATION.
- (2) THIS SURVEY DOES NOT REFLECT EASEMENTS, RIGHT-OF-WAY OR INSTRUMENTS OF RECORD THAT WOULD BE DISCLOSED BY A TITLE SEARCH.
- (3) THE ABOVE DESCRIBED PROPERTY IS TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

BUILDING SET BACKS

FRONT YARD 25 FEET
BACK YARD 25 FEET
SIDE YARD 5 FEET



PREPARED FOR: GLENN ROBINSON		
SCALE: 1"=100'	LOCATION: 300 SECTION 31 TOWNSHIP 23-N RANGE 21-W	DRAWN BY: C/ NICK
DATE: 06/30/2015	COUNTY: TANEY	
PREPARED BY: J-MARK SURVEYING P.O. BOX 623 HOLLISTER, MISSOURI 65673 (417-739-4517)		
RESULTS OF BOUNDARY SURVEY: GLENNWOOD SUBDIVISION AND EASEMENTS		DRAWING NUMBER 14-145